



Presented By. TMF Design Pty Ltd

Company Profile

10 metre Frontage is a Sydney-based building design practice specializing in cost-effective, Australian-compliant DA/CDC documentation for builders developing Greenfield and narrow-lot residential projects.

We solve builders' toughest margin challenges through optimized designs, streamlined approvals, and transparent project delivery.



Well-designed elements are crucial for business success

10mfrontage.com

Core Services

- Concept Design & Pre-Sales Consultation
- Technical Drafting (DA/CDC Compliant)
- Council Submissions & Approvals

Corporate Vision

Commitment

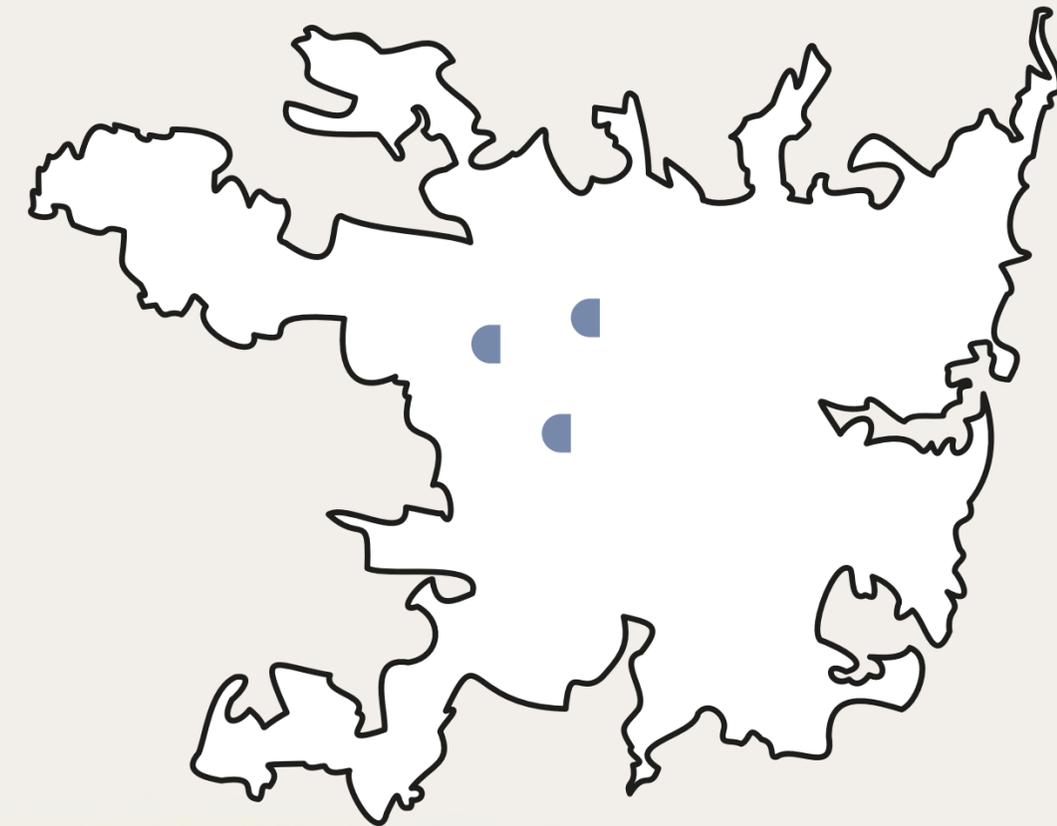
- Drawing on over a decade of architectural and regulatory expertise
- Turn complex planning rules into fast, precise outcomes
- Protect both lifestyle and long-term investment
- Every narrow lot becomes a safe, sustainable asset and a generous place to live

Vision

We envision Australia's satellite cities becoming magnets for a new generation of cultured, future-focused residents. In these growing communities around Sydney, Melbourne, Brisbane, and Canberra, we design homes that honor dense, multicultural lives while meeting the urgent demand for smart urban growth.

Key Achievement

Local insight, cultural respect, and a deep commitment to community guide every decision we make.



Track Record Across Sydney's Growth Corridors

Year	2015	2024	2025
	12	30+	50+
	100+	300+	480+

Greenfield Sydney Coverage

Southwest

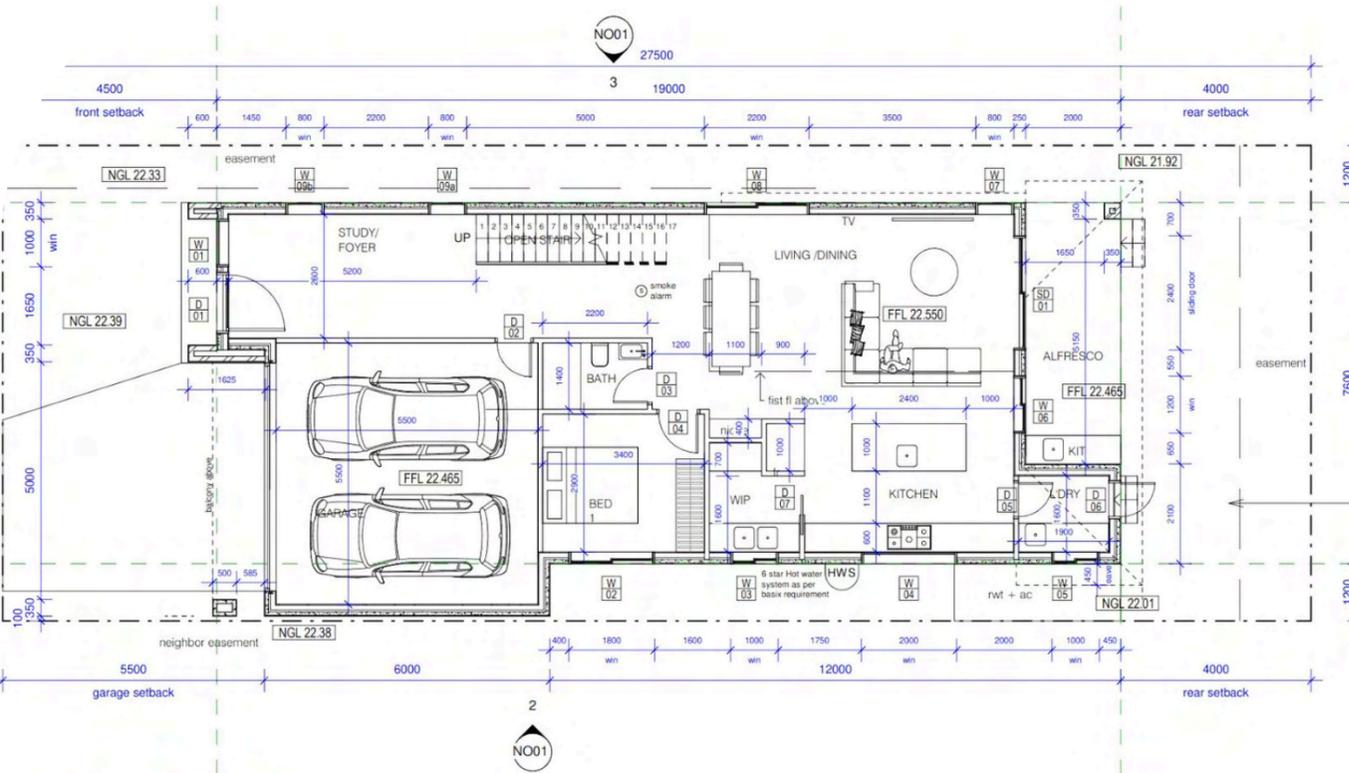
1. Glenmore Park
2. Claymore
3. Menangle Park
4. Oran Park
5. Camden Park
6. Bingara Gorge
7. Wilton
8. Leppington
9. Austral
10. Catherine Field
11. Harrington Park
12. Gilead

Northwest:

1. Box Hill
2. Marsden park
3. New Park
4. Tallawong
5. Rouse Hill
6. Gables
7. Colebee
8. Riverstone
9. Grantham Farm
10. Windsor
11. Bella Vista
12. The Ponds
13. Oakville
14. Pittown

Our Solution

We Craft Experiences That Resonate.



Design Brief

- Understand homeowner interests and lifestyle requirements
- Builder needs: facade preferences, tender considerations
- Common goal: Budget alignment, facade approval, timing optimization
- Compliance-first approach

Concept Floorplan

- Deliver 3-5 concept options within 1-3 days
- Contract starts after client confirmation
- Iterative adjustments as needed

Set of Drawings

- Facade proposal (3D visualization)
- Preliminary drawing package (bank loan ready)
- Full CDC or DA/CC drawing sets
- Turnaround: 3-5 days per phase

Approval

- Complete documentation package
- Coordinate with certifiers, consultants, and councils
- Streamlined submission process

Our Case Studies



Signature narrow-frontage designs that deliver luxury aesthetics and functional VOID entrances- even on constrained 10m lots.



Lot 1080 Greenough Crescent, Marsden Park

CDC CONCEPT 2 STOREY DWELLING
Site area 250m2 | Total Building Area 255,47m2 ~ 27,5 sq

5 3 2

8 CARINA STREET, BOX HILL, NSW 2765

CDC CONCEPT 2 STOREY DWELLING
Site area 302,7m2 | Total Building Area 304,3m2 ~ 32,8 sq

5 3 2



61 Box Road, Box Hill, NSW 2765

CDC CONCEPT 2 STOREY DWELLING
Site area 263m2 | Total Building Area 261,8m2 ~ 28,2 sq

5 3 2

45 DORADO STREET, BOX HILL, NSW 2765

CDC CONCEPT 2 STOREY DWELLING
Site area 319,85m2 | Total Building Area 307,5m2 ~ 33,1 sq

5 3 2



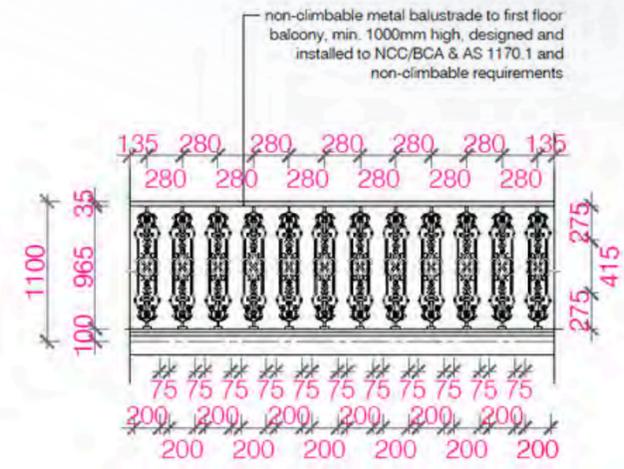
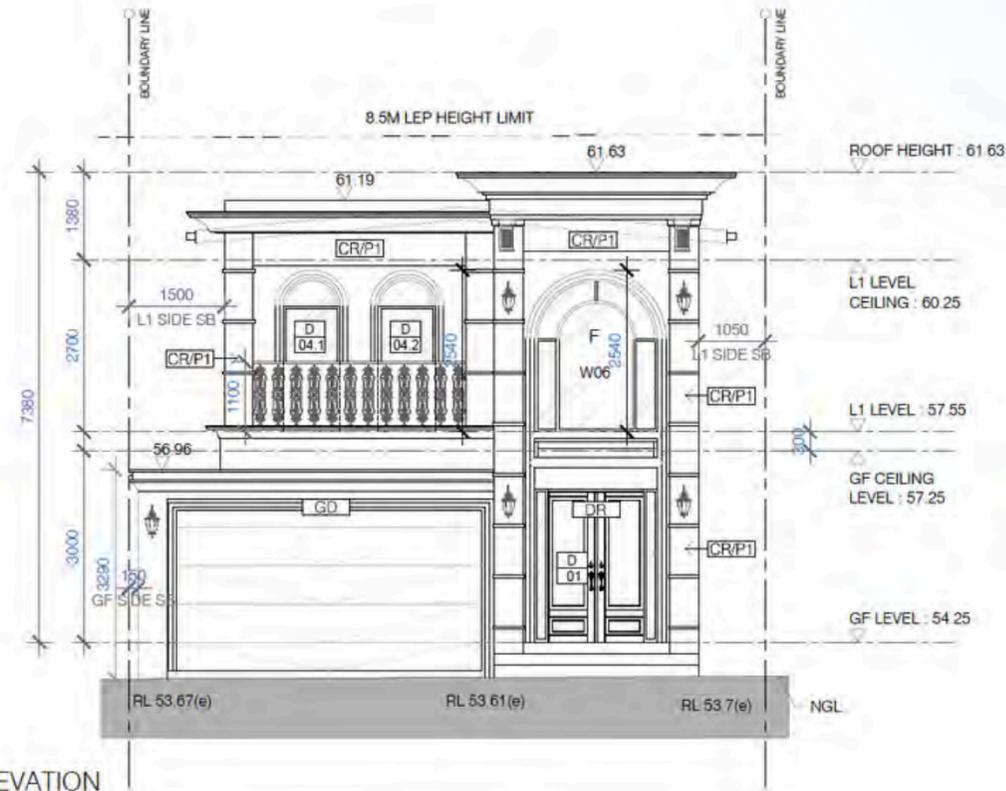
105 CRESTLIME STREET, BOX HILL

CDC CONCEPT 2 STOREY DWELLING
 Site area 250m² | Total Building Area 242,96m² ~ 26,15 sq

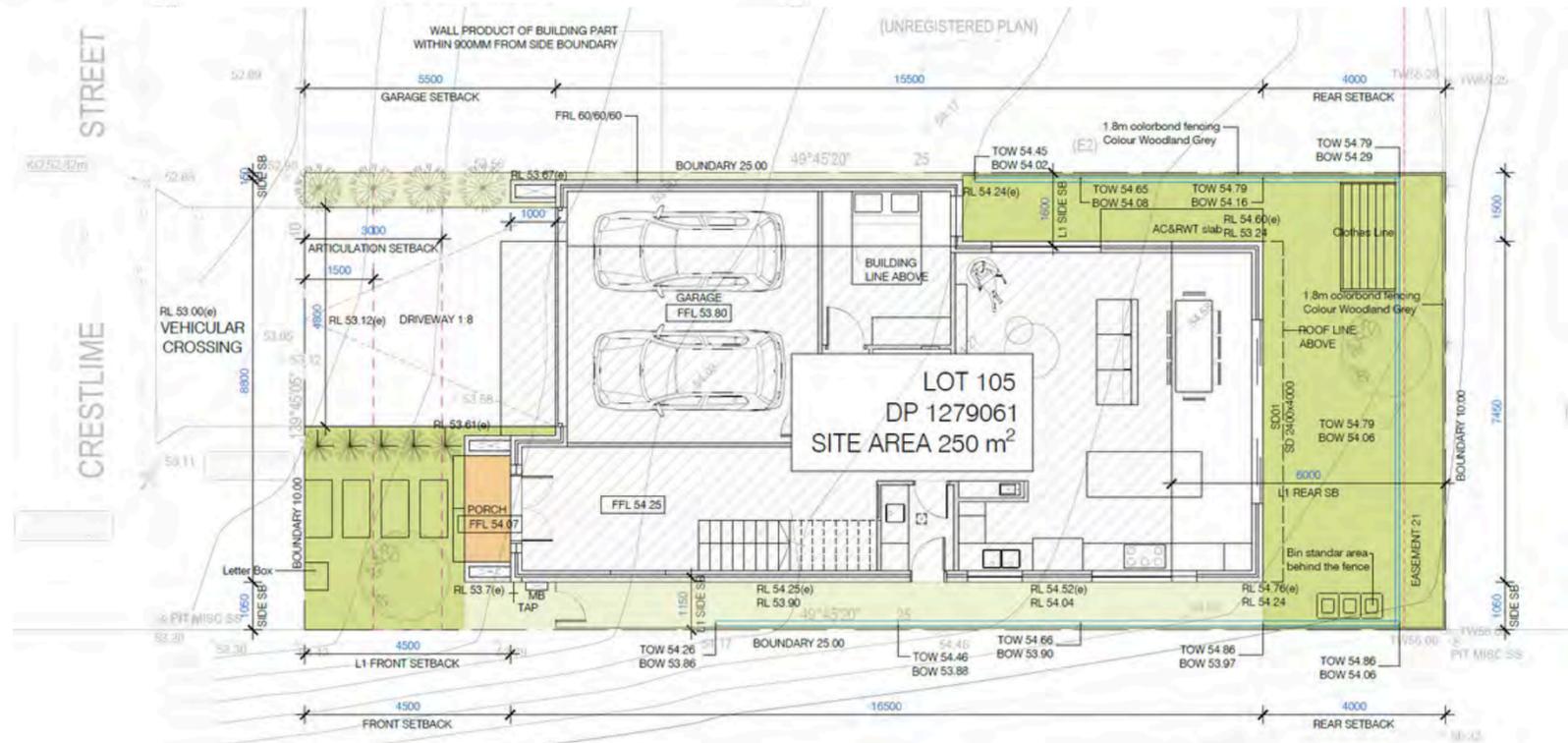


- Challenge**
- French Provincial style on narrow lot
 - Balance classic aesthetics with construction budget
- Solution**
- Contemporary French Provincial design approach
 - Cost construction: slightly above standard, delivering favorite styles
 - Easy-to-sell aesthetic with timeless appeal
- Result**
- High market appeal
 - Strong ROI for builder
 - Drawing execution time: 5 days

1 SOUTH WEST ELEVATION
 scale 1:100



4 BALCONY'S DETAIL
 scale 1:50





18 FLAMETREE DRIVE, MARSDEN PARK, NSW 2765

CDC CONCEPT 2 STOREY DWELLING
Site area 302,7m² | Total Building Area 303,9m² ~32,7 sq



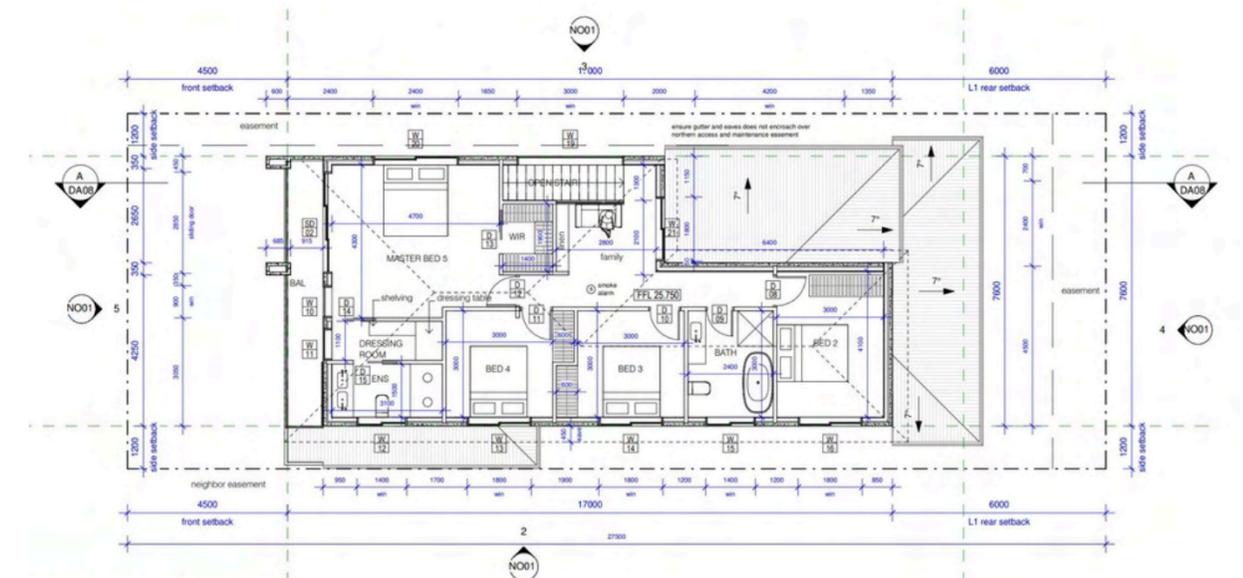
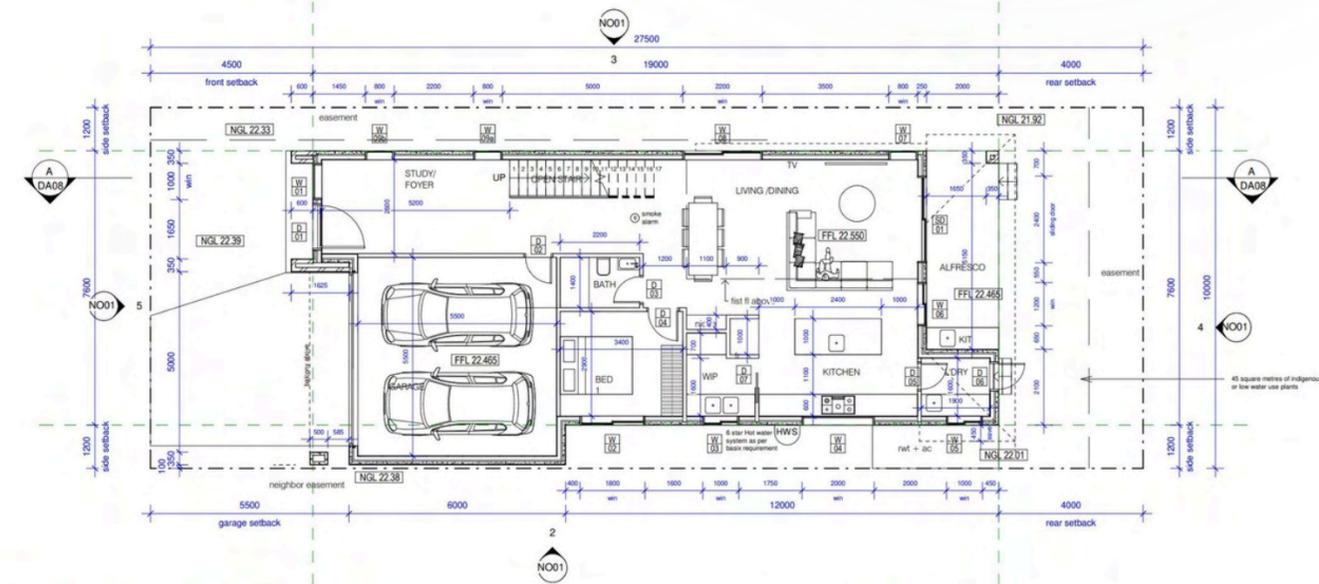
SURROUNDING: Sydney Business Park

Blacktown City Council

DEVELOPMENT CONSENT
DA-22-01235
02/11/2022

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer



- Challenge**
- Fast turnaround timeline required
 - Full 5-bedroom functionality on narrow site

- Solution**
- Efficient investment with rapid deployment
 - Slight design improvement at balcony creates cohesive architectural language

- Result**
- Fast approval and construction timeline
 - Optimized layout maximizes livable space
 - Drawing execution time: 5 days

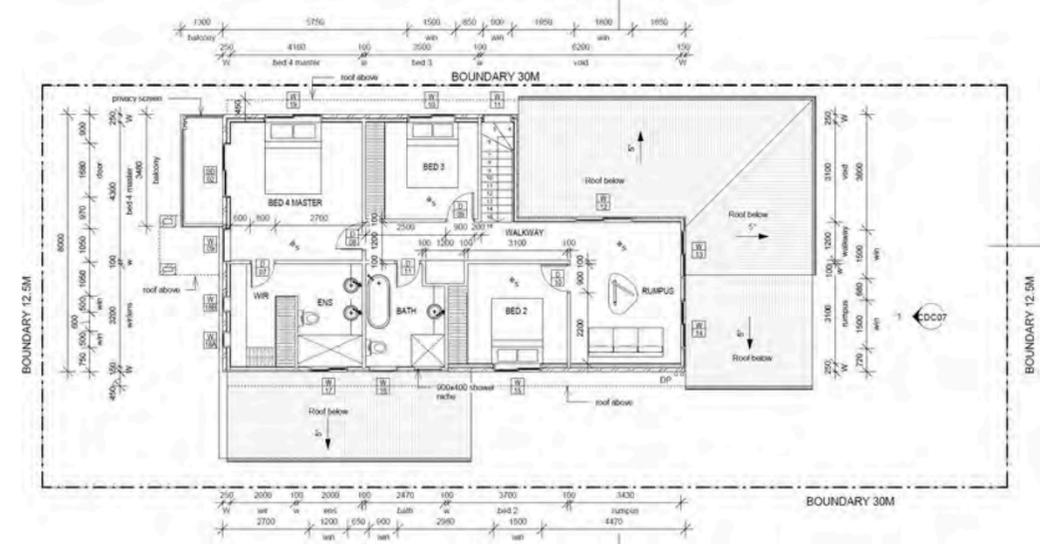
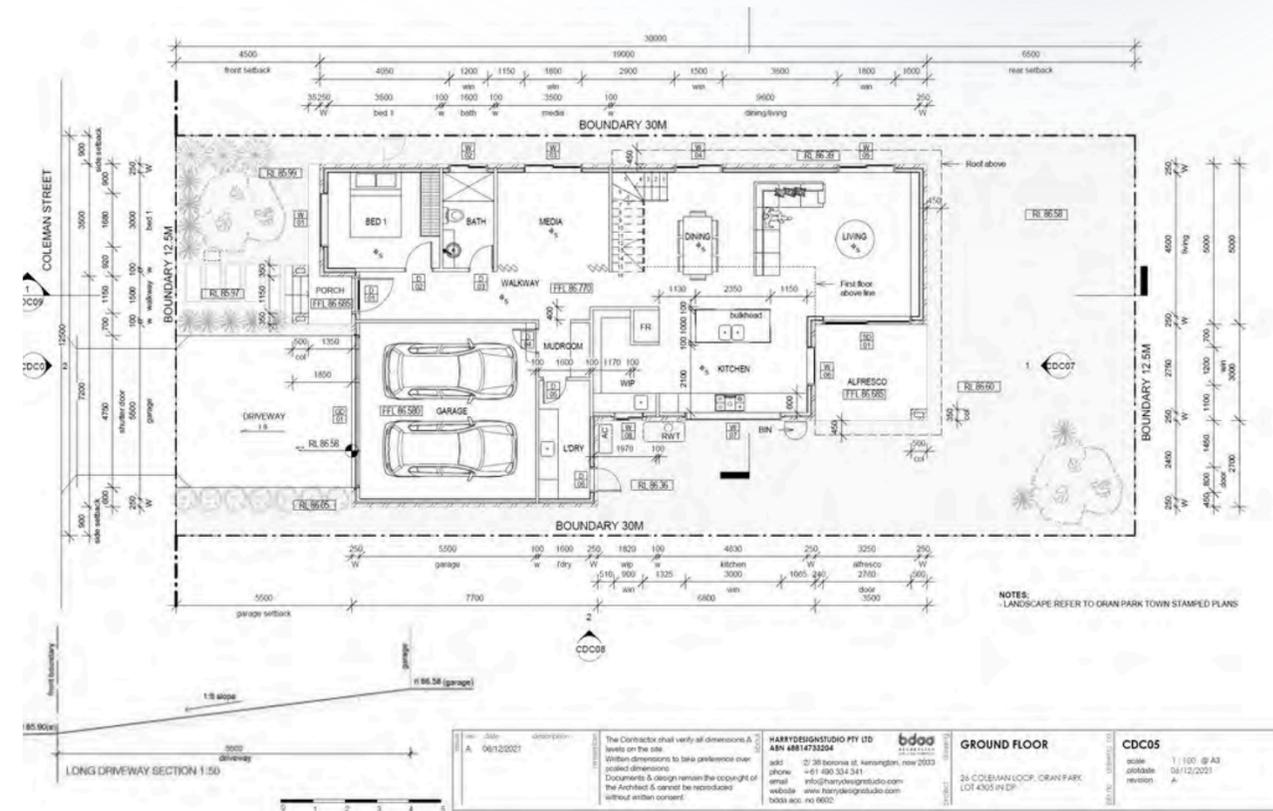


26 COLEMAN LOOP, ORAN PARK, NSW 2557

CDC CONCEPT 2 STOREY DWELLING
Site area 375m² | Total Building Area 302,1m² ~32,5 sq



SURROUNDING: Oran Park



- Challenge**
- Standard 12.5m frontage with budget constraints
 - Target construction cost: \$550k

- Solution**
- Low-budget construction strategy
 - Efficient aesthetic and investment approach
 - Fast construction timeline

- Result**
- Meets strict budget requirements
 - Quick build-out schedule
 - Drawing execution time: 5 days



50 STANDISH AVENUE, GREGORY HILLS, NSW 2557

CDC CONCEPT 2 STOREY DWELLING
Site area 300m2 | Total Building Area 423,09m2 ~46 sq



- Challenge**
- Narrow frontage without VOID entrance
 - Maintain modern aesthetic with optimized layout

- Solution**
- Optimized floor plan superior to typical narrow-lot designs
 - Standard modern geometric facade language
 - Timeless contemporary style

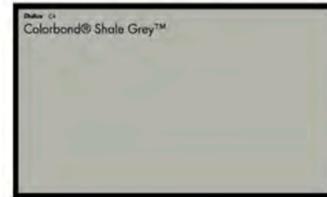
- Result**
- Better space utilization than previous narrow-lot models
 - Always-relevant design aesthetic
 - Drawing execution time: 5 days

EXTERIOR FINISHES SCHEDULE

01 - EXTERNAL CLADDING TO TIMBER FRAME WALLS:
JAMES HARIDE - HARDIE TM AXENT TM OR SIMILAR



05 - COLORBOND ROOF, GUTTER
& FASCIA & STEEL POST



02 - EXTERNAL EXPOSED FACE
BRICK:
- PGH URBAN BLUE OR SIMILAR



03 - EXTERNAL WALL RENDER:
-DULUX 'LEXICON QUARTER' OR
SIMILAR

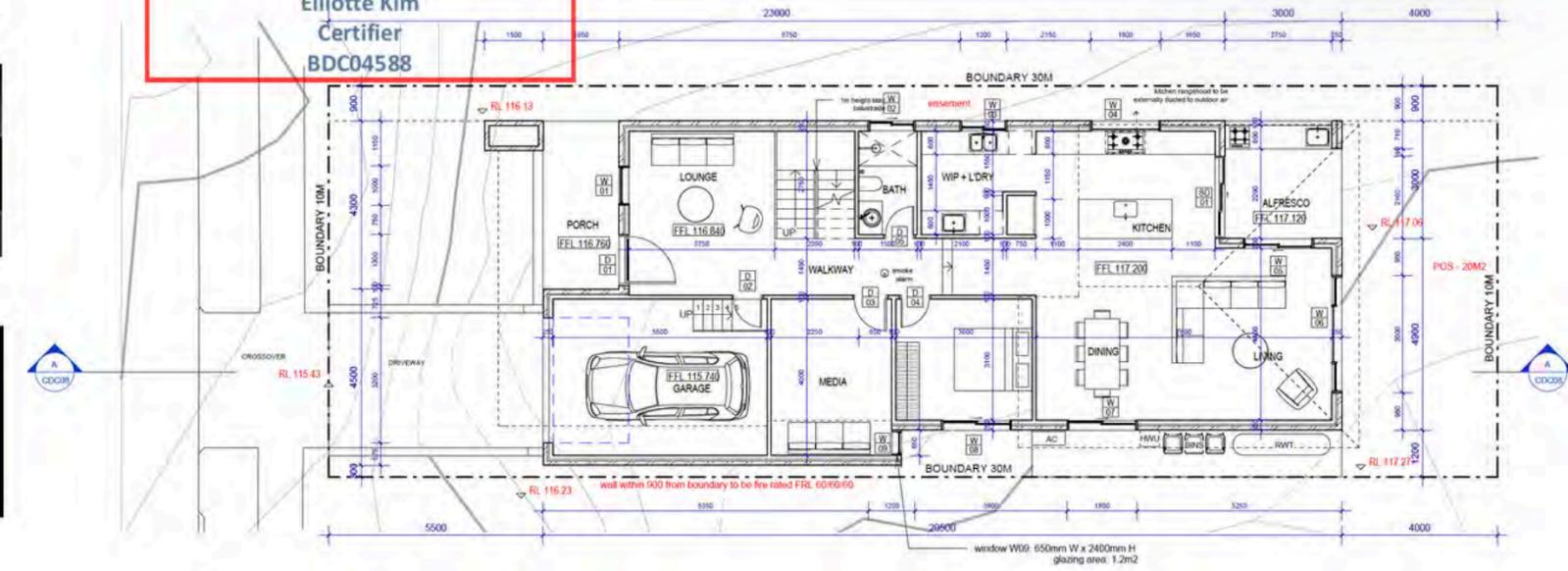


04 - WINDOW & DOOR FRAME:
- DULUX 'MONUMENT'



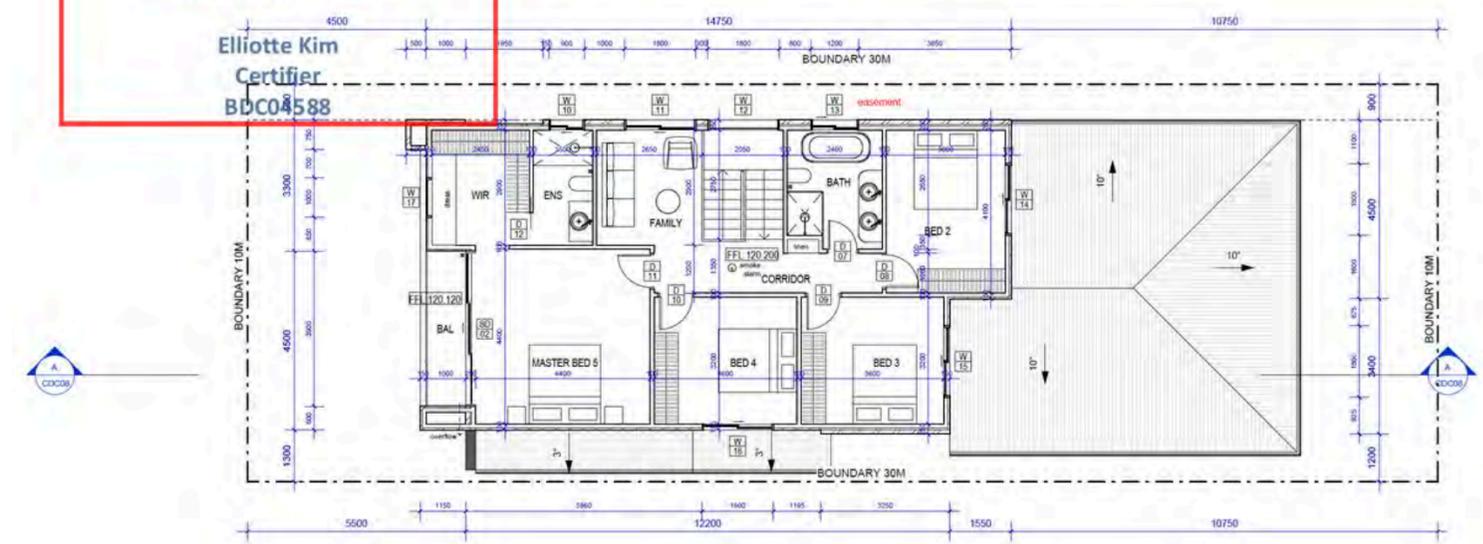
Ausko Building Certifiers Pty Ltd
Reference: 250083/01
Date: 08/12/2025

Elliotte Kim
Certifier
BDC04588



Ausko Building Certifiers Pty Ltd
Reference: 250083/01
Date: 08/12/2025

Elliotte Kim
Certifier
BDC04588





6 CARINA STREET, BOX HILL, NSW 2765

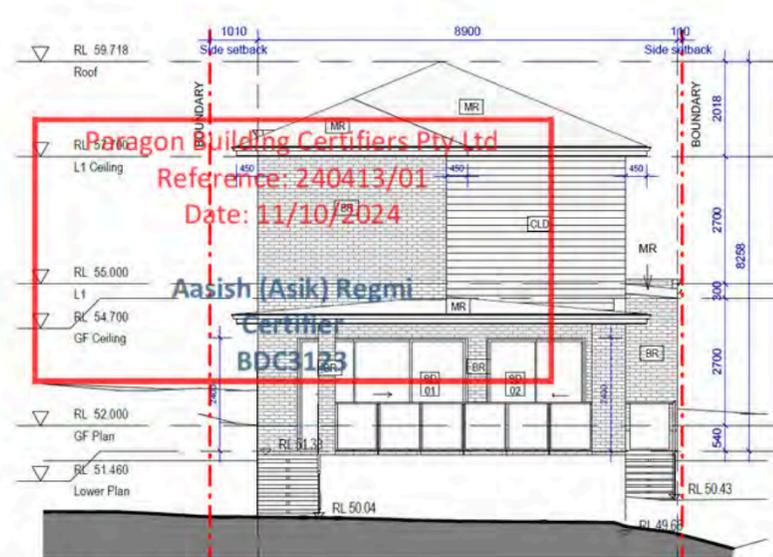
CDC CONCEPT 2 STOREY DWELLING
Site area 302,7m² | Total Building Area 302,1m² ~ 32,5 sq



- Challenge**
- Create elegant look on compact 10m frontage
 - Include VOID design feature

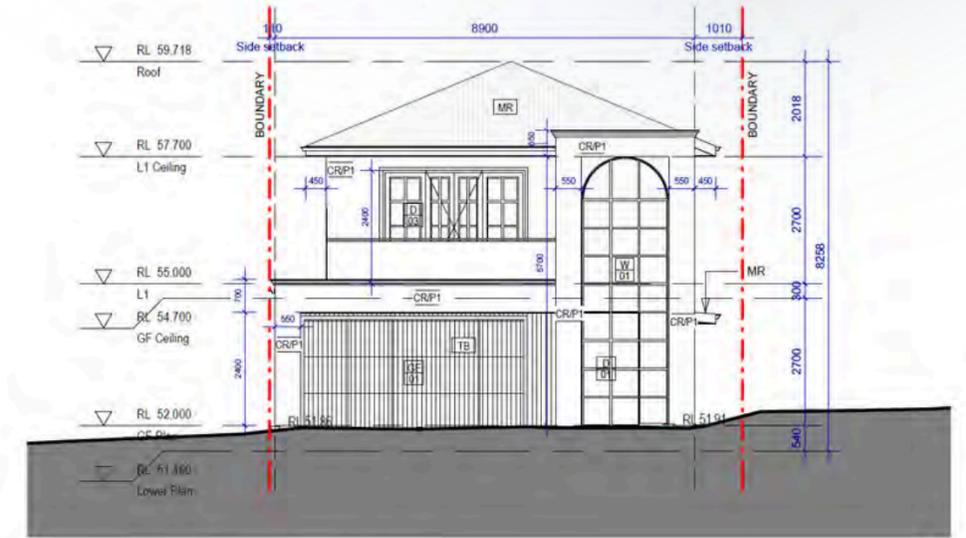
- Solution**
- Small but elegant aesthetic
 - Optimized layout for 10m frontage
 - Molding details create elegant, classy appearance
 - Front VOID design adds visual depth

- Result**
- Premium look within budget constraints
 - Maximized functionality and style
 - Drawing execution time: 5 days



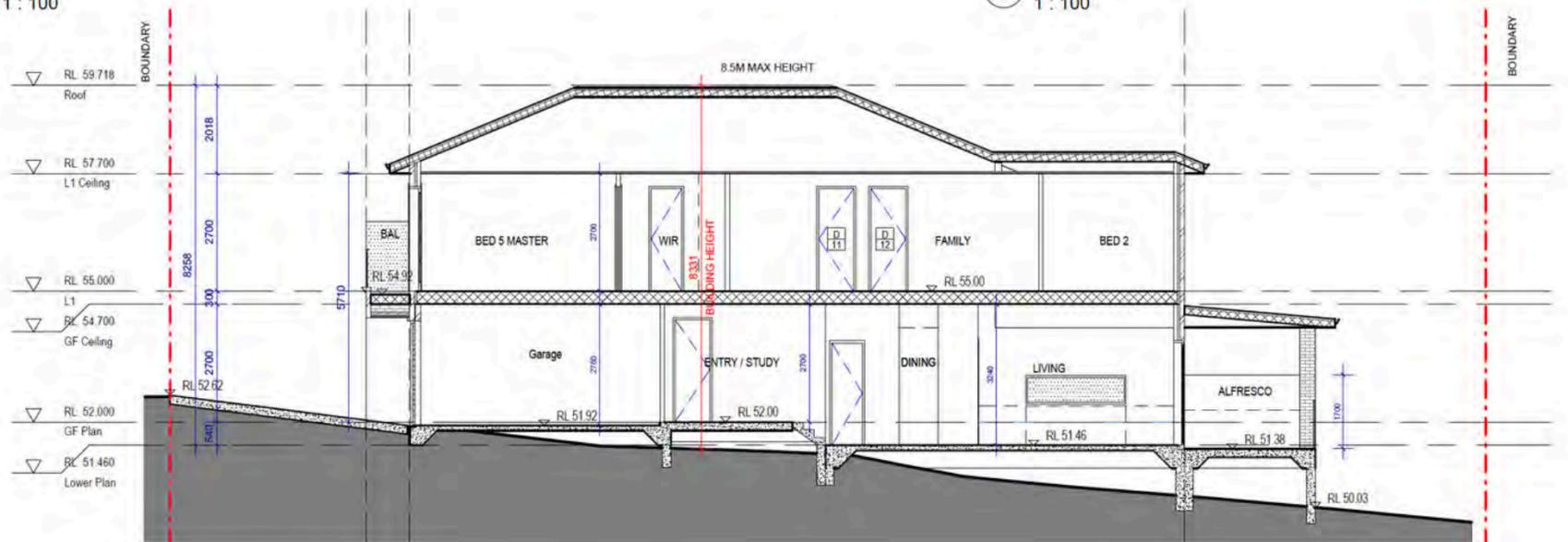
1 NW Elevation

1 : 100



2 SE Elevation

1 : 100



3 Section 1

1 : 100

LEGENDS

Demolition elements

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

VIVIBUILDING DESIGN PTY LTD ABN 68814733204 2 Chichester St, Maroubra, NSW 2035 phone +61 490 334 341 email vivibuildingdesign@gmail.com website vivibuildingdesign.com.au bdda acc. no 6602	bdda ACTING BUILDING DESIGNER	ELEVATIONS + SECTION No. 6 CARINA STREET, BOX HILL 2765 LOT 4 D.P.1281243	CDC09 scale @ A3 plot/date 01-Oct-24 1:23:30 PM revision A 2024
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11 HIGBURY ST, TALLAWONG, NSW 2762

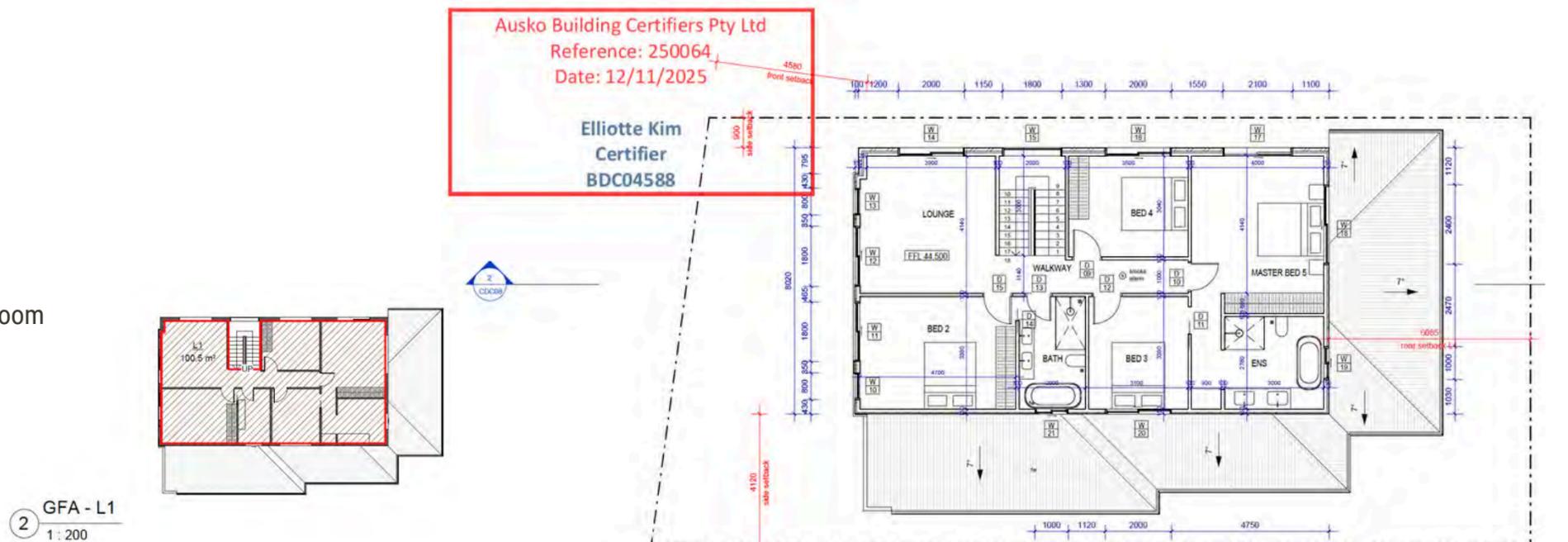
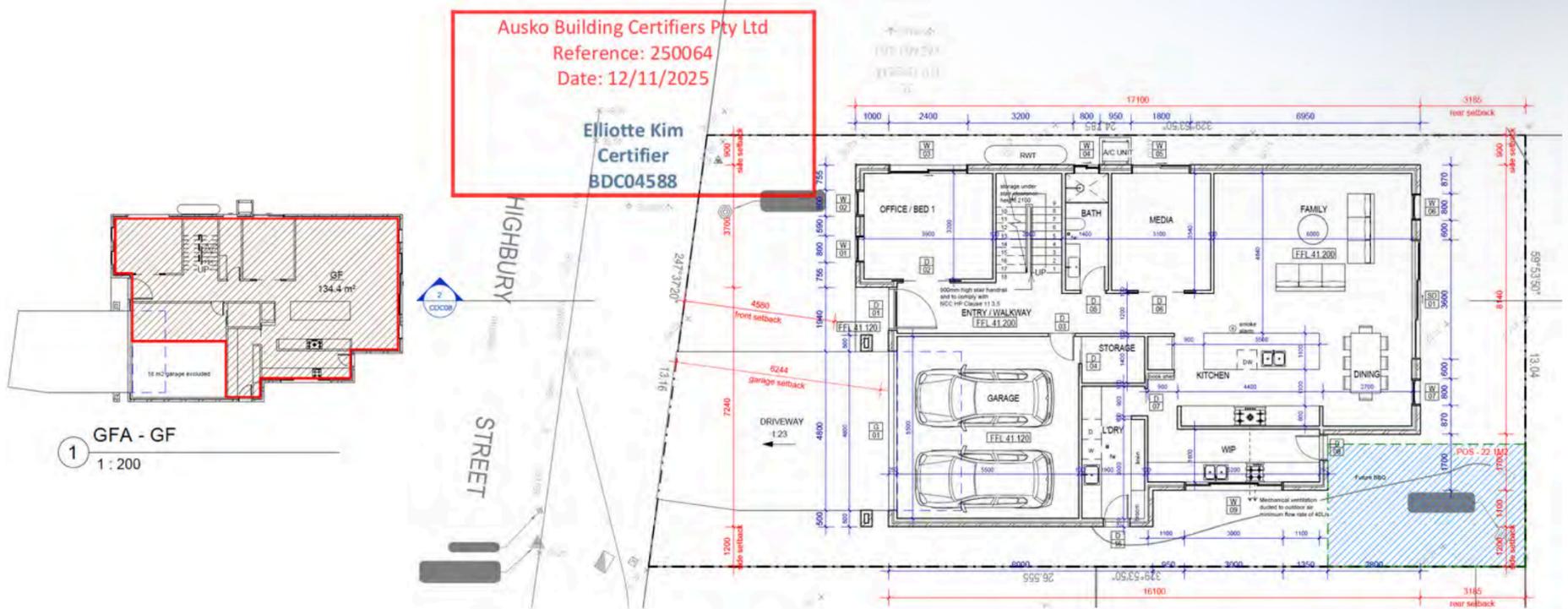
CDC CONCEPT 2 STOREY DWELLING
Site area 334,7m² | Total Building Area 283,1m² ~30,5 sq

5 3 2

- Challenge**
- Hampton style, Coastal atmosphere on moderate budget
 - American teacher family requiring specific functionality

- Solution**
- Coastal atmosphere with Hampton-style facade
 - Optimized functionality: large bedrooms, study room, decent-size family room
 - Spacious butler's kitchen
 - Not excessive budget but thoughtful design

- Result**
- Perfectly tailored to client lifestyle
 - All functional requirements met within budget
 - Drawing execution time: 5 days



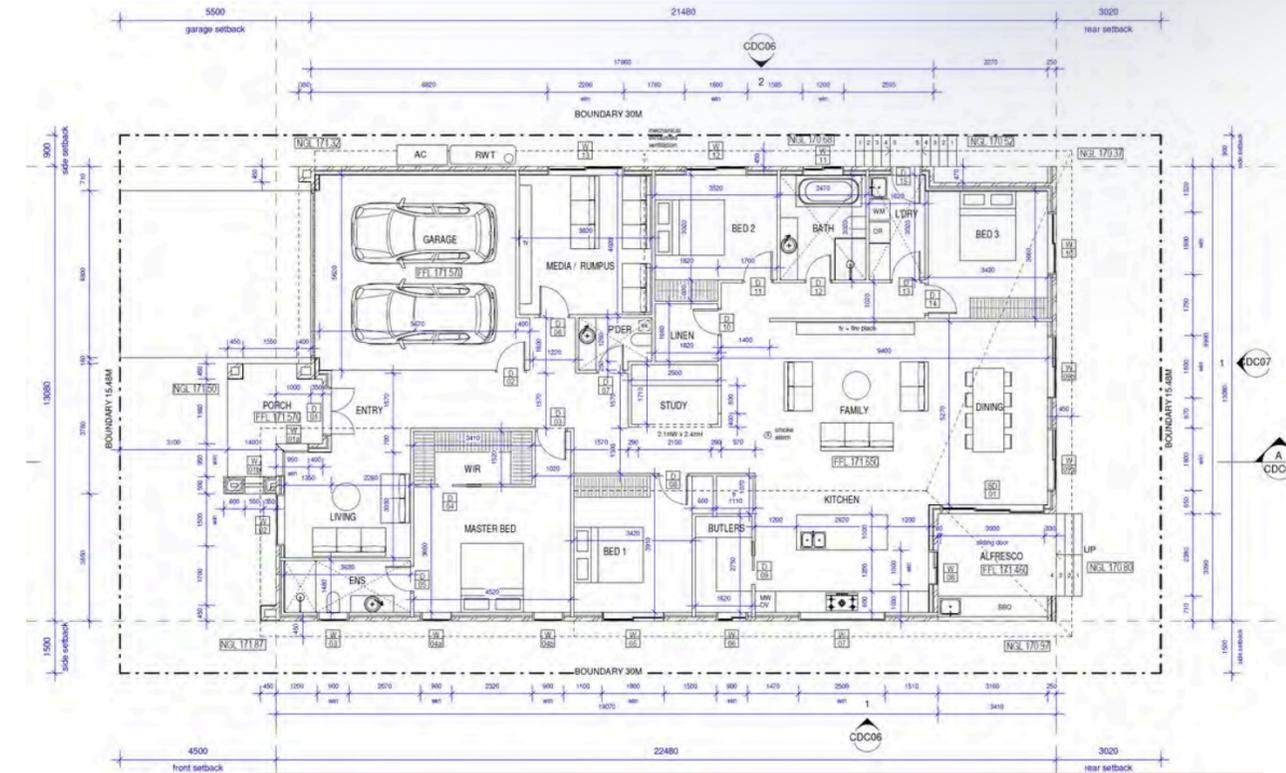


68 BUTLER DRIVE, WILTON, NSW 2571

CDC CONCEPT 1 STOREY DWELLING
Site area 464.4m² | Total Building Area 294m² ~ 31,6 sq



SURROUNDING: Wilton Plaza



- Challenge**
- Single-storey with elevated visual appeal
 - Budget constraint: ~\$380k construction
- Solution**
- Skillion roof design adds freshness to single-storey concept
 - Creates perception of greater height vs. flat roof
 - Avoids traditional hipped roof cliché
 - Premium interior finishes within budget
- Result**
- April 2025: Sold for \$1,160k (land purchased at \$540k)
 - Exceptional ROI for builder
 - Drawing execution time: 3 days

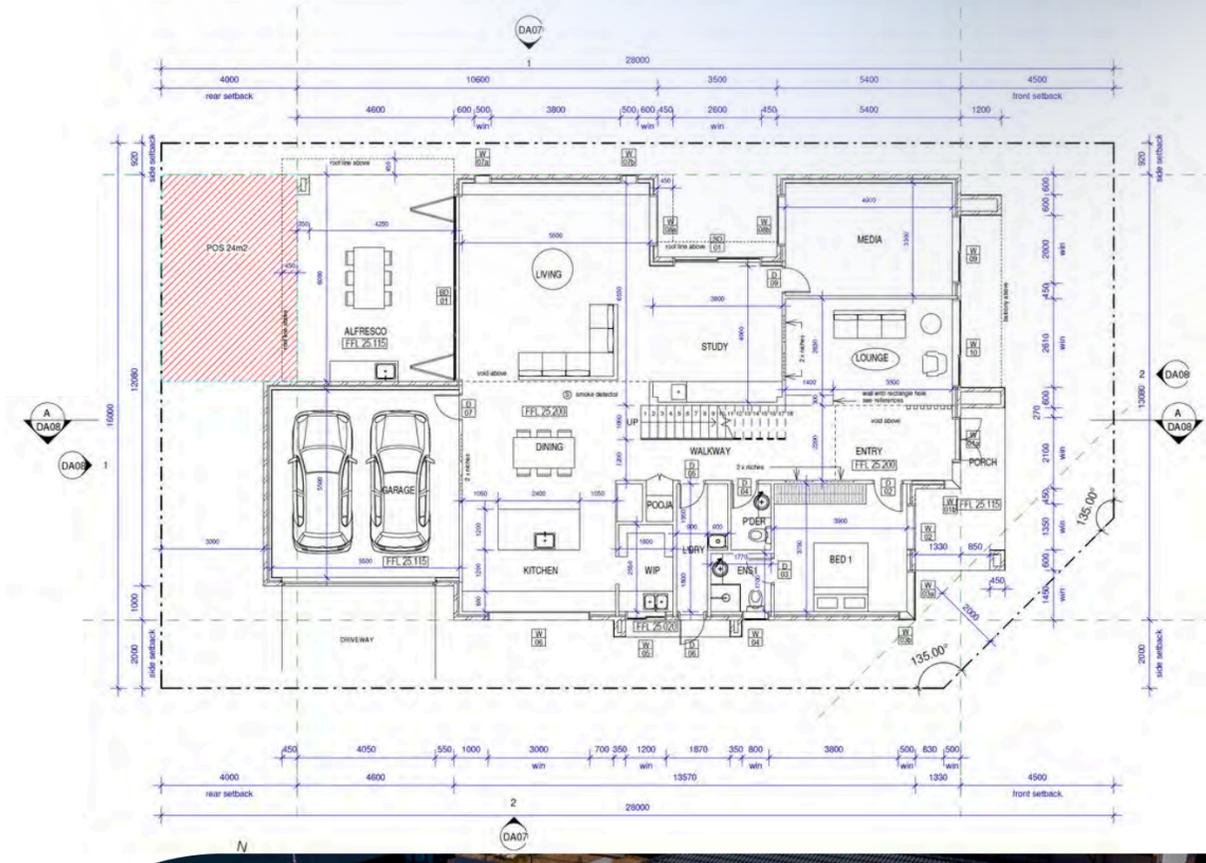


24 GEORGINA CRESCENT, MELONBA, NSW 2765

DA CONCEPT 2 STOREY DWELLING
 Site area 435,5m² | Total Building Area 432m² - 46,45 sq



SURROUNDING: Abell Park, Greenway Village



Challenge

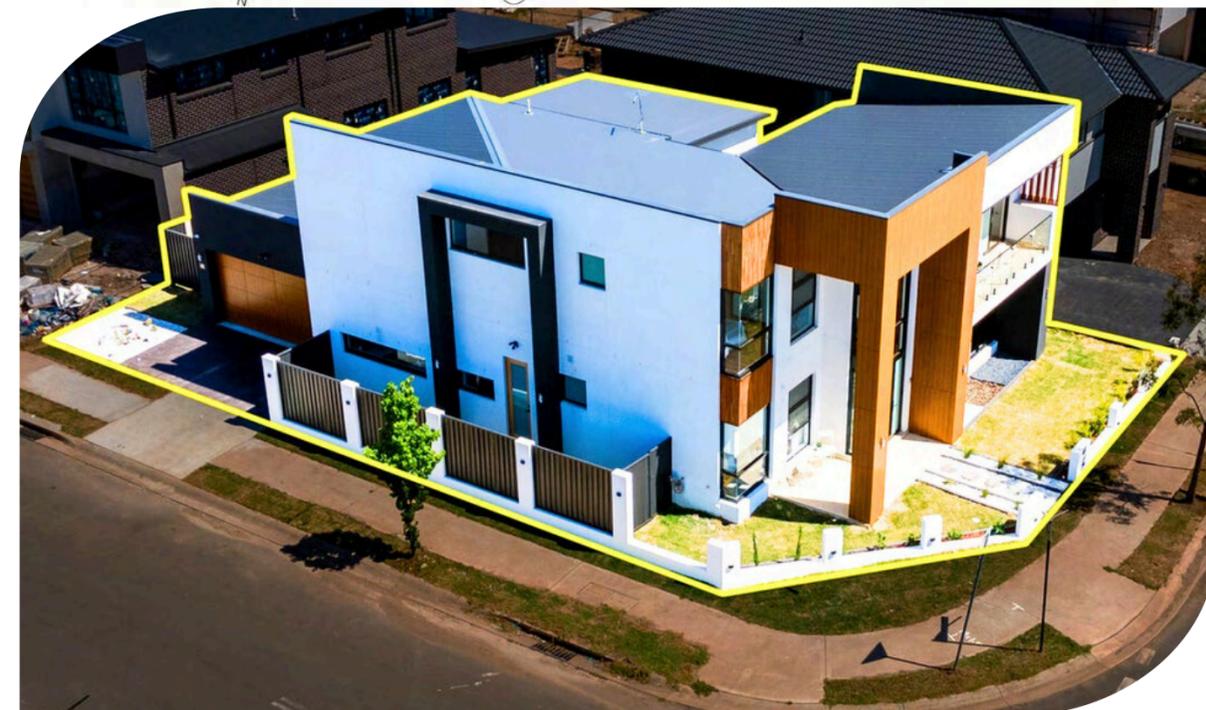
- Corner lot with opportunity to maximize usable area on Ground Floor
- Council DA Approval: First floor limited to 30% site coverage
- Create luxury living functionality

Solution

- Maximized ground floor utilization on corner lot
- Living room ceiling height: 4.3m instead of full 2-storey VOID
- Complies with Council requirements while creating high-ceiling feel
- Cost-effective and easier maintenance than full VOID

Result

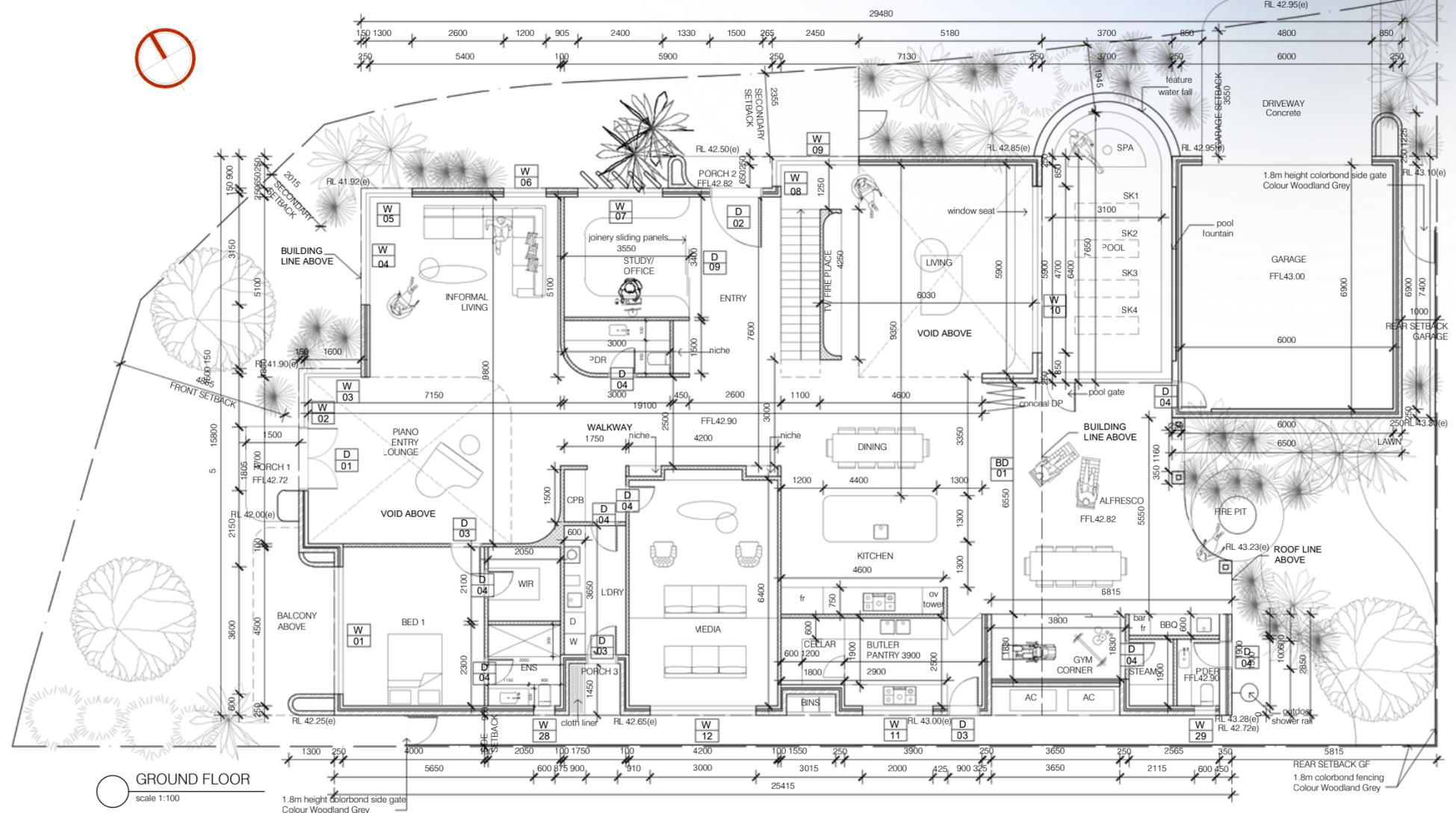
- Premium aesthetic within regulatory constraints
- Enhanced livability and investment value (Melonba's diamond)
- Drawing execution time: 7 days





2 WAYFARER ROAD, GABLES, NSW 2765

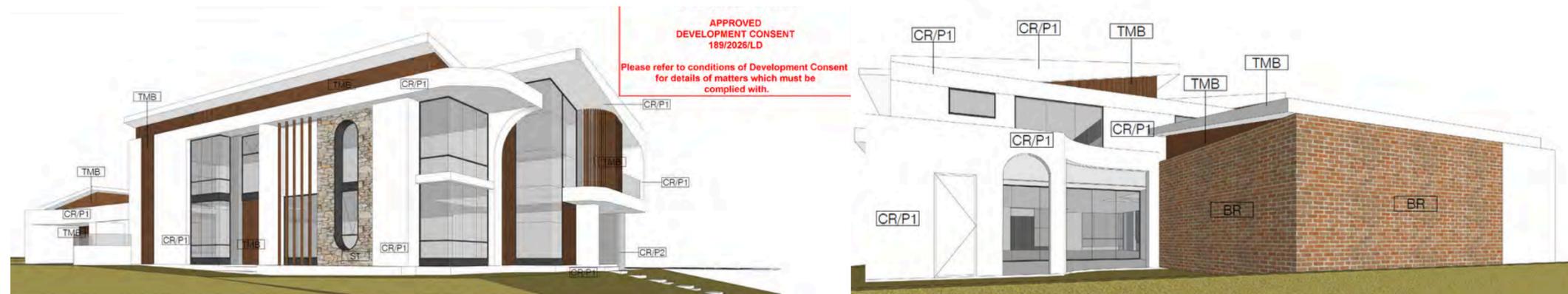
DA CONCEPT 2 STOREY DWELLING
Site area 714,m2 | Total Building Area 719m2 ~77,4 sq



- Challenge**
- Create iconic design in Gables estate
 - Strict design guidelines: Skillion roof must be visible from street
 - Most homes in area look similar with country-style skillion roofs

- Solution**
- Luxury modern style with high architectural shaping
 - Maintains Gables skillion roof requirements
 - Creates unique, distinctive aesthetic
 - Delivers investment value through design innovation

- Result**
- Stands out in homogeneous neighborhood
 - Meets all council design criteria
 - Premium market positioning



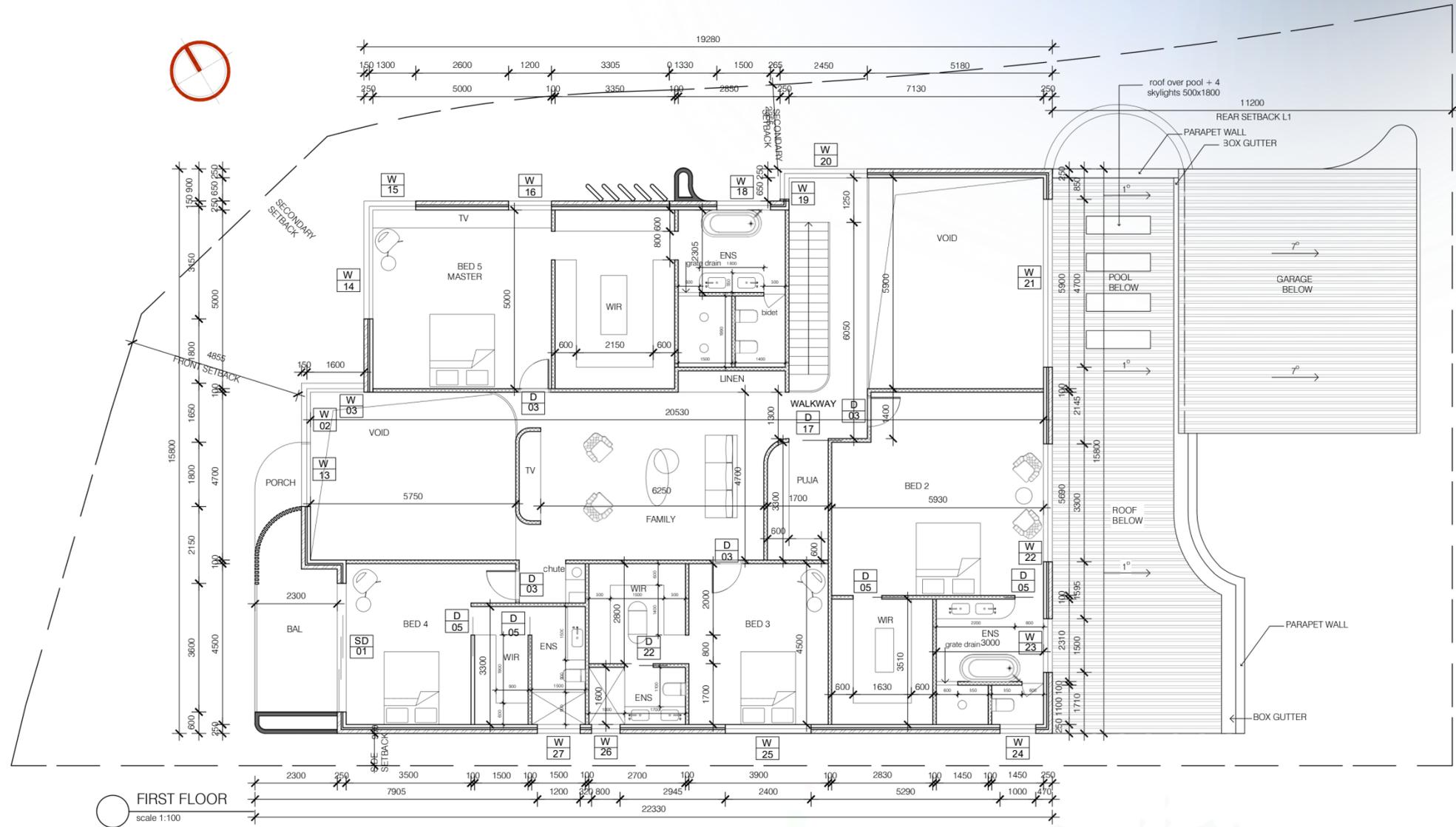


2 WAYFARER ROAD, GABLES, NSW 2765

DA CONCEPT 2 STOREY DWELLING
Site area 714,m2 | Total Building Area 719m2 ~77,4 sq



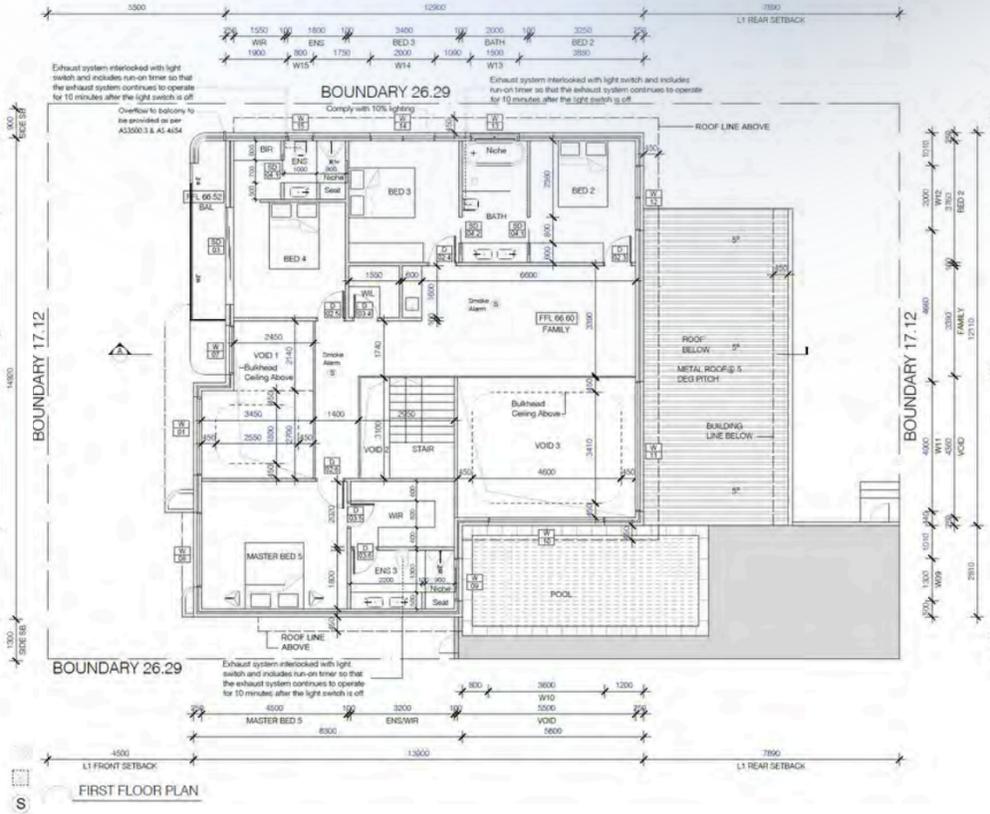
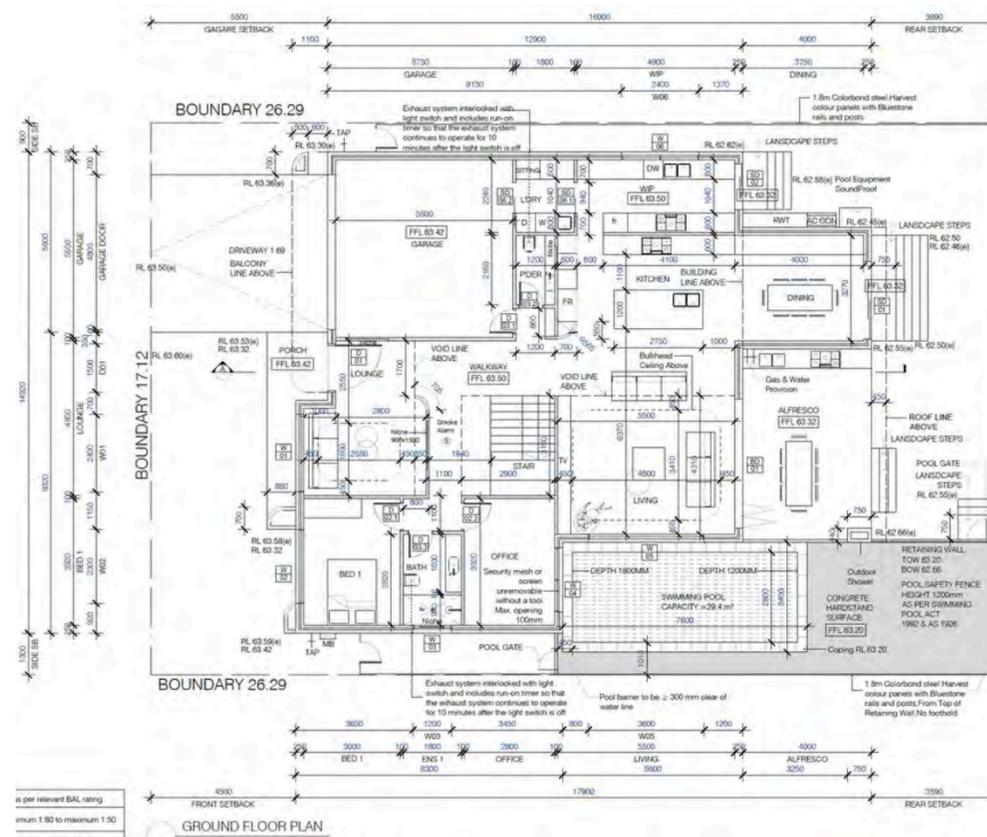
- Additional Features**
- Full luxury living functionality
 - Irregular lot shape presented design challenge
 - Council approval process: detailed professional engagement
 - Garage setback variation approved through comprehensive technical justification
- Result**
- Successfully navigated complex council requirements
 - Achieved desired design outcome with variance approvals





8 DUNKIRK ROAD, EDMONDSON PARK, NSW 2174

CDC CONCEPT 2 STOREY DWELLING
Site area 450m² | Total Building Area 423,09m² ~46 sq



- Challenge**
- Square lot configuration requiring optimized interior space (no windows in central areas)
 - Modern, bold facade design required
 - Extremely tight timeline: 5-week completion required

- Solution**
- Innovative spatial solution for windowless interior zones
 - Contemporary, striking facade design
 - Client had worked with other design firms unsuccessfully
 - Project fast-tracked with concentrated team effort

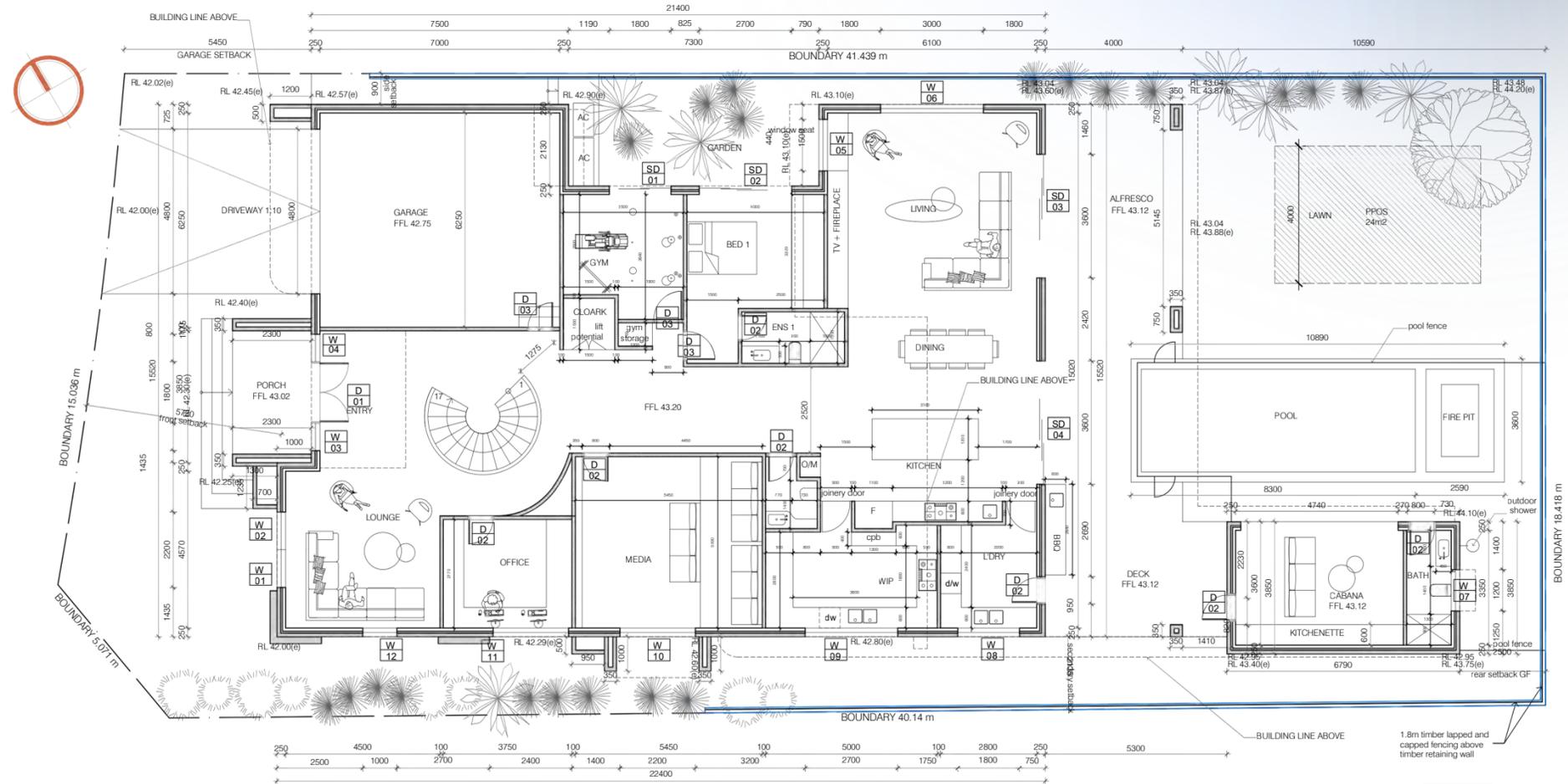
- Result**
- Delivered record-time completion (5 weeks)
 - Solved complex design challenges previous firms couldn't address





8 WAYFARER ROAD, GABLES, NSW 2765

DA CONCEPT 2 STOREY DWELLING
Site area 785,3m² | Total Building Area 675,28m² ~ 72,6sq



GROUND FLOOR PLAN
scale 1:120

- Challenge**
- Corner lot similar to Gables project
 - Skillion roof must be visible from street
 - Create modern aesthetic while meeting requirements

- Solution**
- Modern Mediterranean architectural style (Contemporary Coastal)
 - Blends minimalism of modern architecture with softness of classic Mediterranean details
 - Popular style for resort villas and Australian coastal areas (California influence)
 - Innovative roofline approach maintains visual interest

- Result**
- Unique architectural statement in subdivision
 - Premium market positioning
 - Full compliance with design guidelines



Multicultural Execution Team

To Bao

Designer Lead

Harry Pham

Creative Director

Eva Nguyen

Business Manager

Will Le

Designer Lead



Our Model

Australia-Vietnam collaboration delivering Australian quality at optimized cost through rigorous quality control and transparent processes.

Project Management & Coordination

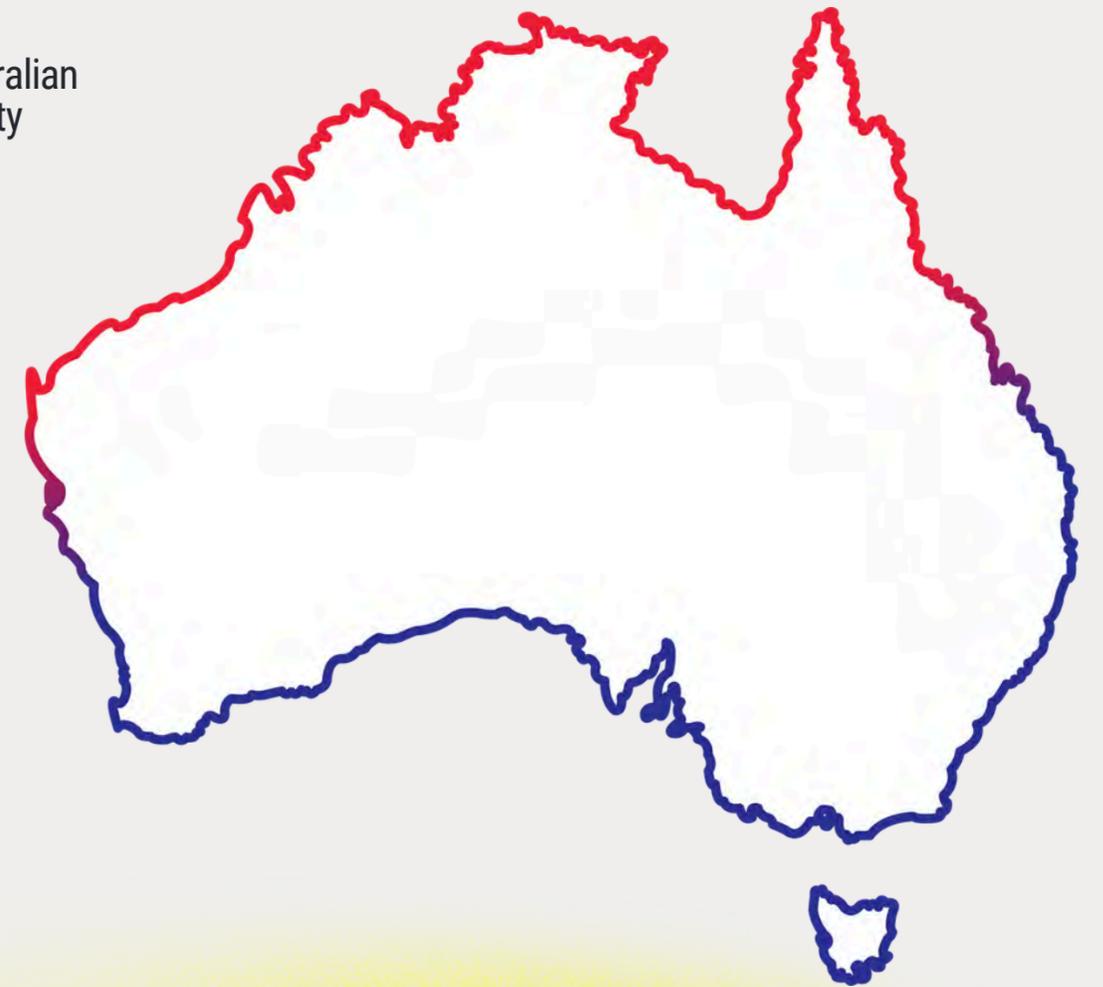
4 dedicated coordinators

Designers & Drafters

25+ skilled professionals

Quality Control & Consultant

2-Layer review system



Need expert support to
close the deal
immediately?

We're ready
to support
you



10mFrontage
Contemporary • Reliable • Ready

Your trusted partner
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